

## **EXHIBIT "A"**

**NOTE: (underlined words are to be added, ~~strike through~~ words are to be removed).**

### **DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS**

#### **24. Assessments.**

24.2 Purpose of Assessments. The Assessments levied by Association shall be used for, among other things, the purpose of promoting the recreation, health and welfare of the residents of Pennock Preserve, and in particular for the improvement and maintenance of the Common Areas and any easement in favor of Association, including, but not limited to, the following categories of Assessments as and when levied and deemed payable by the Board and as otherwise provided in this Declaration:

24.2.4 Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes and for the periodic maintenance, repair, and replacement of improvements comprising a portion of the Common Areas. To the extent permitted by applicable law and notwithstanding anything in this Declaration to the contrary, at such time as there are improvements in or on any Common Areas (including the Common Areas themselves) for which Association has a responsibility to maintain, repair, and replace, the Board ~~may, but shall have no obligation to,~~ include a "Reserve for Replacement" in the Monthly Assessments in order to establish and maintain an adequate reserve fund for ~~the periodic maintenance, repair, and replacement of any such~~ improvements comprising a portion of the Common Area that has a deferred maintenance expense or replacement cost exceeding Ten Thousand Dollars (\$10,000.00) (hereinafter "Reserves"). These Reserves shall be part of the annual budget and the funds so collected shall be treated as mandatory, statutory Reserves that may only be waived, partially funded or reallocated for a different purpose as permissible pursuant to Florida Statute 720, as it may be amended from time to time. Assessments pursuant to this Section shall be payable in such manner and at such times as determined by Association and may be payable in installments extending beyond the fiscal year in which the Reserves are approved. ~~Once established, Reserves may be waived or reduced as provided in Chapter 720 of the Florida Statutes. Except as may otherwise be provided by applicable law, until the Community Completion Date, Reserves shall be subject to the prior written approval of Developer, which may be withheld for any reason; and~~